



Ash Lodge
Tiddington

TIM RUSS
& COMPANY



Ash Lodge, Oxford Road, Tiddington, Oxfordshire

Ash Lodge is a truly individual property, offering unobstructed views across farmland to the rear and ideally positioned in the centre of this popular village.

£595,000



The Property

An individual property designed with space in mind. The ground floor is designed and built over a split level providing good living space throughout with well-proportioned rooms.

Upon entering through the front door, there is a cloakroom and doors leading through to the study/bedroom four and the living room. Stepping down into the living, there is a feeling of space and light with its tall vaulted ceilings, large brick fireplace and galleried landing. French doors open to a secluded seating area, whilst the room continues through and leads into a separate dining and kitchen / breakfast room. The kitchen is a very good size and offers views across the garden to the rear. Off of the kitchen there is a separate utility room.

On reaching the first floor, a galleried landing overlooks the living room and benefits from two Velux windows to the front aspect. The master bedroom is dual aspect and enjoys enviable views across open farmland to the rear, an en-suite shower room and built in storage. There is a further second double bedroom and single third room whilst the first floor is completed by a family bathroom.

Outside

Ash Lodge offers plenty of space for off-road parking. Accessed away from the main road, driveway parking is

available to the front of the property which is secured by a five bar gate. There is an area of front lawn, also fully enclosed whereas a further gate leads around to the rear garden. The current owners purchased additional land from the neighboring farm some time ago which now ensures that the garden is a very good size and plenty large enough to accommodate a family which differing needs. There is space down both sides of the property as well as a large expanse of lawn adjoining the farmland to the rear. An expansive decked area provides an ideal location for al-fresco dining.

Location

Tiddington is a small village situated just west of Thame. Within the village is the popular Fox & Goat public house, a thriving cricket club and a village hall.

Thame is approximately 4 miles, and the large town of Aylesbury and Oxford City Centre are 12 miles. The village is served by a regular bus service with access to both Oxford and Aylesbury. Access to the M40 at J8A is just a couple of miles away.

Directions

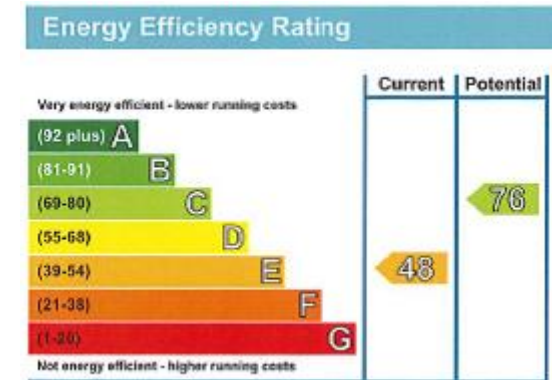
From Thame take the A418 towards Oxford for 3-4 miles. On entering the village of Tiddington the property can be found on the right hand side, just after the Fox & Goat Public House.

Post code for SatNav: OX9 2LH

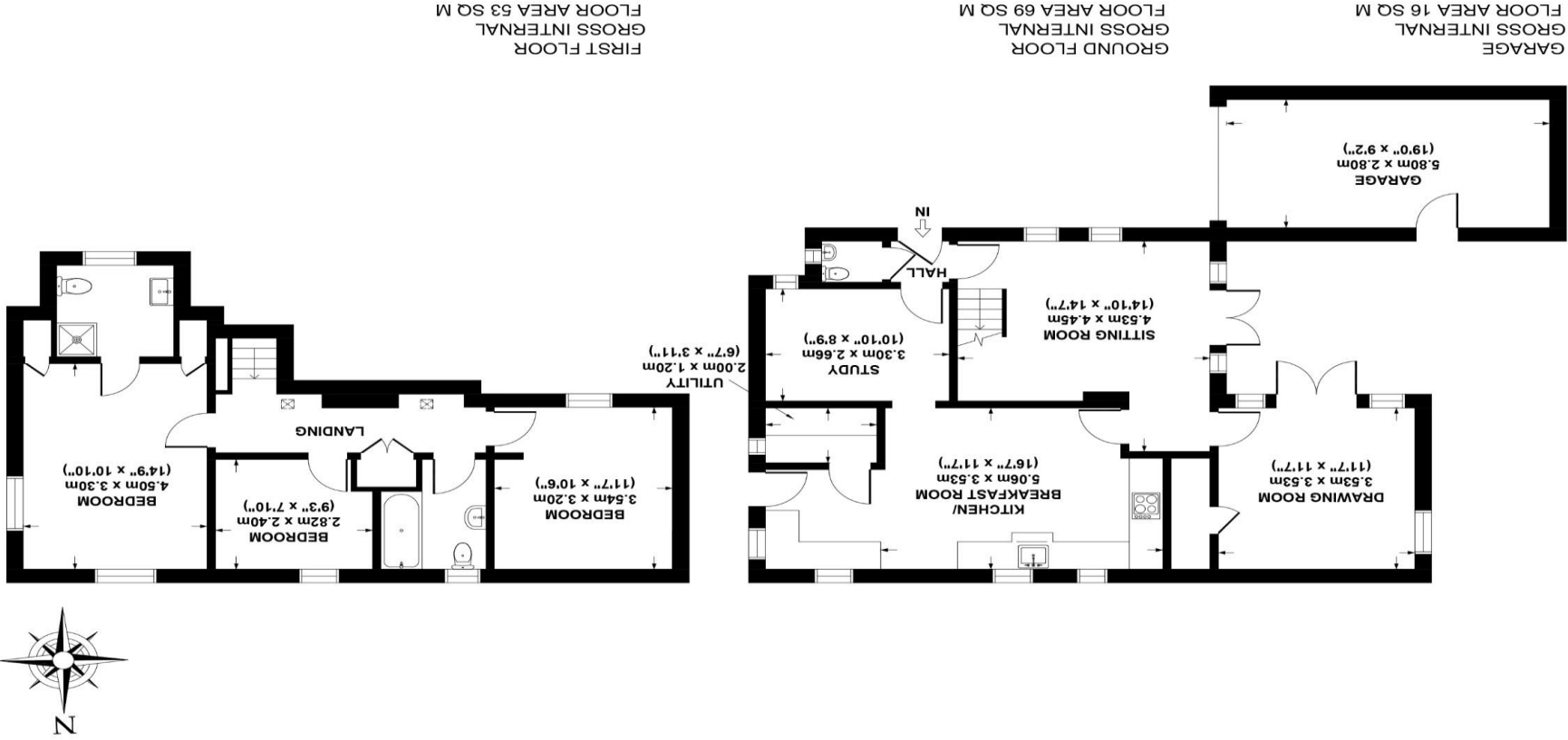
Viewings strictly by appointment only.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.
Ref: TH/1605



ASH LODGE, OXFORD ROAD, TIDDINGTON
APPROX. GROSS INTERNAL FLOOR AREA 138 SQ M / 1485 SQ FT
 FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



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